

Memorandum to the City of Markham Committee of Adjustment

July 30, 2019

File: A/70/19
Address: 33 Roy Rainey Avenue, Markham
Applicant: Mittalkumari & Nilesh Patel
Agent: ASHRA PROFESSIONALS Inc.
Hearing Date: Wednesday August 07, 2019

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from the following requirements the Residential Two-Special*99 (R2-S*99) zone of By-law 177-96, as amended, as they relate to a proposed basement apartment unit to permit:

- a) **Amending By-law 119-71, Section 1(9):**
a secondary suite in the basement of an existing residential dwelling, whereas the By-law permits no more than one dwelling unit on a lot;
- b) **Parking By-law 28-97, Section 3.0:**
a minimum of 2 parking spaces, whereas the By-law requires a minimum of 3 parking spaces.

BACKGROUND

Property Description

The subject property is located on the east side of Roy Rainey Avenue, which is north of 16th Avenue and east of Alexander Lawrie Avenue. The property is located within a residential neighbourhood comprised of two-storey detached dwellings. There is an existing two-storey detached dwelling on the property, which according to assessment records was constructed in 2005. Mature vegetation exists across the property.

Proposal

The applicant is requesting permission for a secondary suite in the basement of the existing dwelling. The proposal includes two new egress windows at the rear of the existing dwelling. The proposed secondary suite would have direct and separate access provided by a proposed door at the rear of the dwelling. No other changes are proposed to the exterior of the dwelling or the property.

Provincial Policies

Strong Communities through Affordable Housing Act - Province of Ontario

In 2011, the Strong Communities through Affordable Housing Act amended various sections of the Ontario Planning Act to facilitate the creation of second units by:

- Requiring municipalities to establish Official Plan policies and Zoning By-law provisions allowing secondary units in detached, semi-detached and row houses, as well as in ancillary structures
- Providing authority for the Minister of Municipal Affairs and Housing to make regulations authorizing the use of, and prescribing standards for, second units.

Under the *Strong Communities through Affordable Housing Act*, 'Second Units' also known as secondary suites are defined as "self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings."

Official Plan and Zoning

Official Plan 2014 (partially approved on Nov 24/17, and further updated on April 9/18)

The 2014 Official Plan designates the subject property “Residential Low Rise”, which provides for low rise housing forms including single detached dwellings. The definition of a “Secondary Suite” in the 2014 Official Plan is “a second residential unit in a detached house, semi-detached house or rowhouse that consists of one or more rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons.”

Section 8.13.8 states that it is the policy of Council that in considering an application to amend the zoning by-law to permit the establishment of a secondary suite where provided for in the 2014 Official Plan, that Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including:

- a) The building type in which the secondary suite is contained;
- b) The percentage of the floor area of the building type devoted to the secondary suite;
- c) The number of dwelling units permitted on the same lot
- d) The size of the secondary suite;
- e) The applicable parking standards; and
- f) The external appearance of the main dwelling.

As part of the City initiated zoning by-law consolidation project, Council recently considered the issue of second suites within the City. On May 29th, 2018, Council voted not to permit second suites as of right in any single detached, semi-detached, or townhouse dwelling.

Zoning By-Law 177-96

The subject property is zoned Residential Two - Special (R2S*99) under By-law 177-96, as amended, which permits a single detached dwelling. Exception *99 provides for specific zone standards for;

- Minimum required side yard on a lot where a side lot abuts a lane (1.2 m);
- Minimum setback for a driveway that crosses the front lot line from the interior side lot line (0.3 m);
- Minimum lot depth of a wide shallow lot (24.5 m); and
- That provisions from Table B2 – Part 3 and Table B3 – Part 3 apply to all lots (which wide-shallow lot standards to be applicable to all types of lots).

Section 6.5 of the By-law permits only one dwelling on a lot the applicant has therefore submitted a variance application to permit an accessory unit that is proposed in the basement of the existing dwelling

Parking Standards By-law 28-97

The proposed secondary suite also does not comply with the parking requirements for the number of spaces required in Parking By-law 28-97. Further details of the parking requirement are provided in the comment section below.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is, "a) *The proposed secondary suite would have direct and separate access provided by a door on the East side (back of the house) of the building. B) Building has min. 2 car parking spaces*".

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Secondary Suites

Engineering staff confirmed that the existing sanitary sewer system has adequate capacity to accommodate the secondary suite and the Fire and Emergency Services Department has no objections provided the secondary suite is registered with the City and complies with Building and Fire Codes. Should this application be approved, the applicant will be required to obtain a building permit which ensures the secondary suite will be in compliance with Building Code and Fire Code regulations.

The City of Markham is committed to promoting affordable and shared housing opportunities. Secondary suites help the City increase the availability of affordable housing forms and provide support to achieve its affordable housing target required by the Province. Planning staff are of the opinion that the application meets the criteria under Section 8.13.8 of the 2014 Official Plan for the establishment of a secondary suite and therefore have no objections.

Reduced Parking Spaces

Parking Standards By-law 28-97 requires two parking spaces be provided for the principal dwelling unit, plus one additional space for an accessory dwelling unit or secondary suite. The existing single-car garage and driveway currently provide a total 2 parking spaces. The existing driveway and front yard are paved, the applicant will be required to comply with soft landscaping requirements provided for in the Parking By-law.

Staff are of the opinion that to ensure the second suite remains inconspicuous from the street, and that the character of the dwelling and neighbourhood does not change, no additional parking should be required. Staff are also of the opinion that the parking issue may be considered "self-regulating", as the unit would only be of interest to a tenant that does not require a parking space, in the event that both parking spaces are required for use by the owner of the dwelling. It is noted that no overnight parking is permitted on this street, and violators would be ticketed nightly.

PUBLIC INPUT SUMMARY

No written submissions were received as of July 30th, 2019. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.


CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner I, East District

REVIEWED BY:



Stephen Corr, Senior Planner, East District
File Path: Amanda\file\ 19 126927 \Documents\District Team Comments Memo

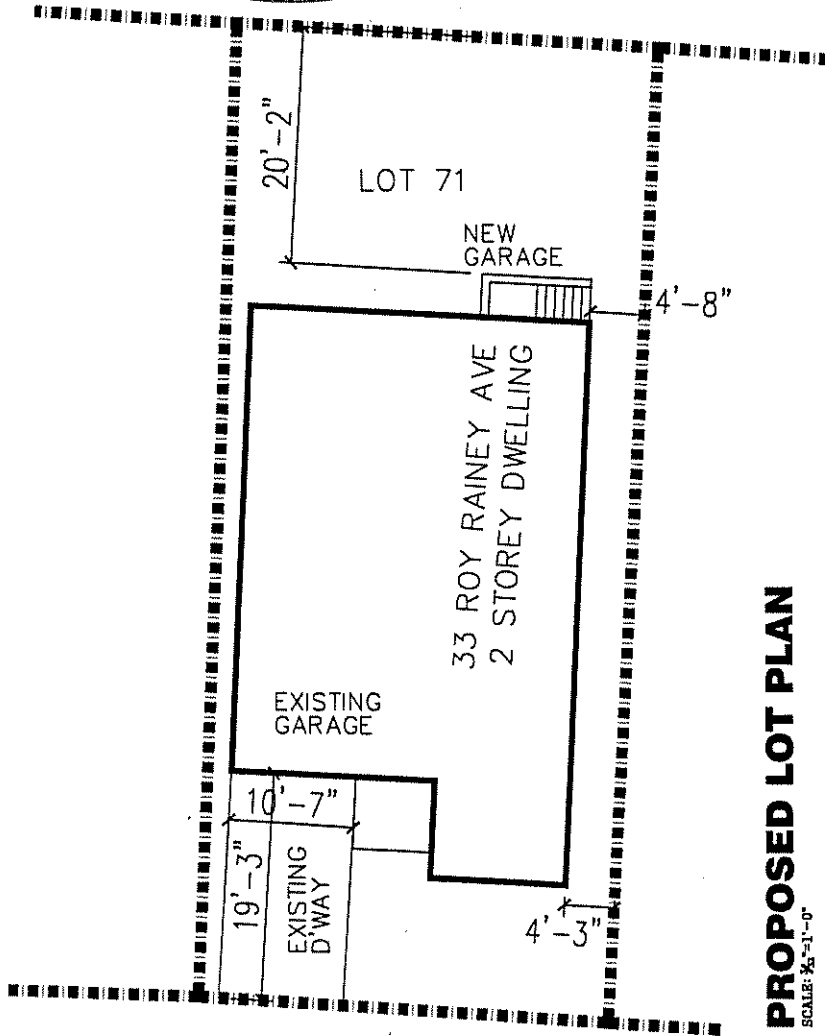
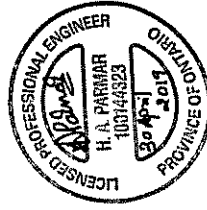
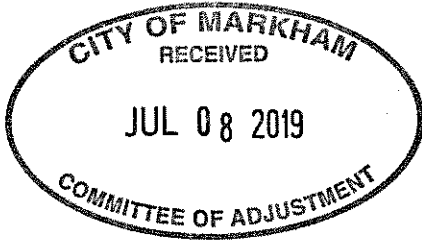
APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/70/19

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on July 8th, 2019, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. That the owner submit, if required by the Chief Building Official, a third-party report prepared by an architect or professional engineer licensed in the Province of Ontario, to assess compliance of existing construction with the provisions of the Ontario Building Code, and in particular relating to the change of use from a dwelling containing a single suite to a dwelling containing more than one suite; and
4. That the Owner register the home as a two-unit house with the City of Markham Fire & Emergency Services Department, and satisfy any and all conditions for registration, to the satisfaction of the Fire Chief.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner I, East District



PROPOSED LOT PLAN

SCALE: 1/8" = 1'-0"

NOTE:

NO CHANGES TO EXISTING GRADES, GFA, FSI, LOT COVERAGE



PROJECT: SECOND SUITE WALKOUT

33 Roy Rainey Ave Markham, ON L3R 3E7

Engineer: METAL PARMAR

SCALE: 1/8" = 1'-0"

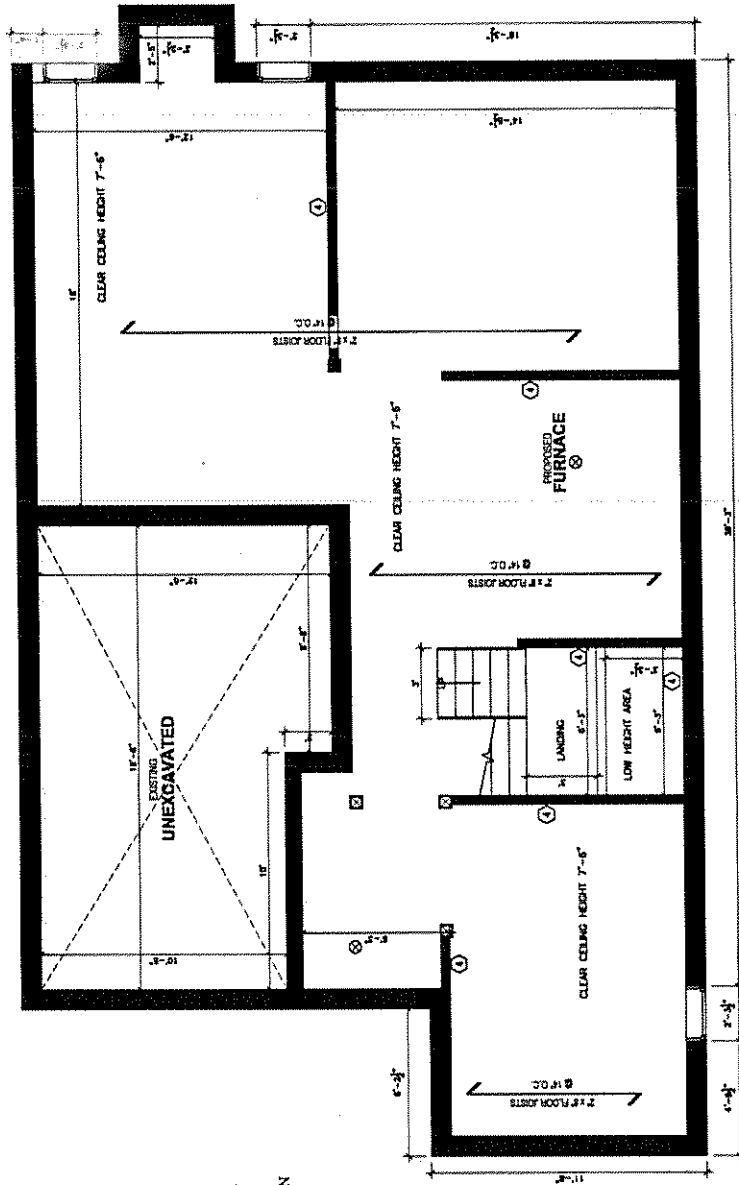
DATE: APRIL 2019

PROPOSED LOT PLAN SA 01

GENERAL NOTES

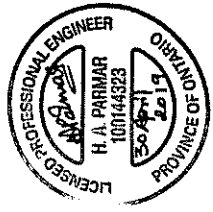
- 1- ALL DIMENSIONS IN 5/16" UNLESS NOTED OTHERWISE
- 2- CONFORM TO THE REQUIREMENTS OF THE CHANGING BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF PARLIAMANT AND THE LATEST VERSION OF ZONING AND CODES REGULATIONS.
- 3- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CHARACTERISTICS OF THE SITE AND THE EXISTING CONDITIONS. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND VERIFY ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK.
- 4- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS - O. REG. 23 (97) LONING.
- 5- THE DESIGN LOADS FOR THE BUILDING AND THE CONSTRUCTION SHALL BE AS SHOWN IN ACCORDANCE WITH THE 2013 O.C.C.O.D. B PAGE 4 AND 2010 NBC.

— WALL TO REMAIN



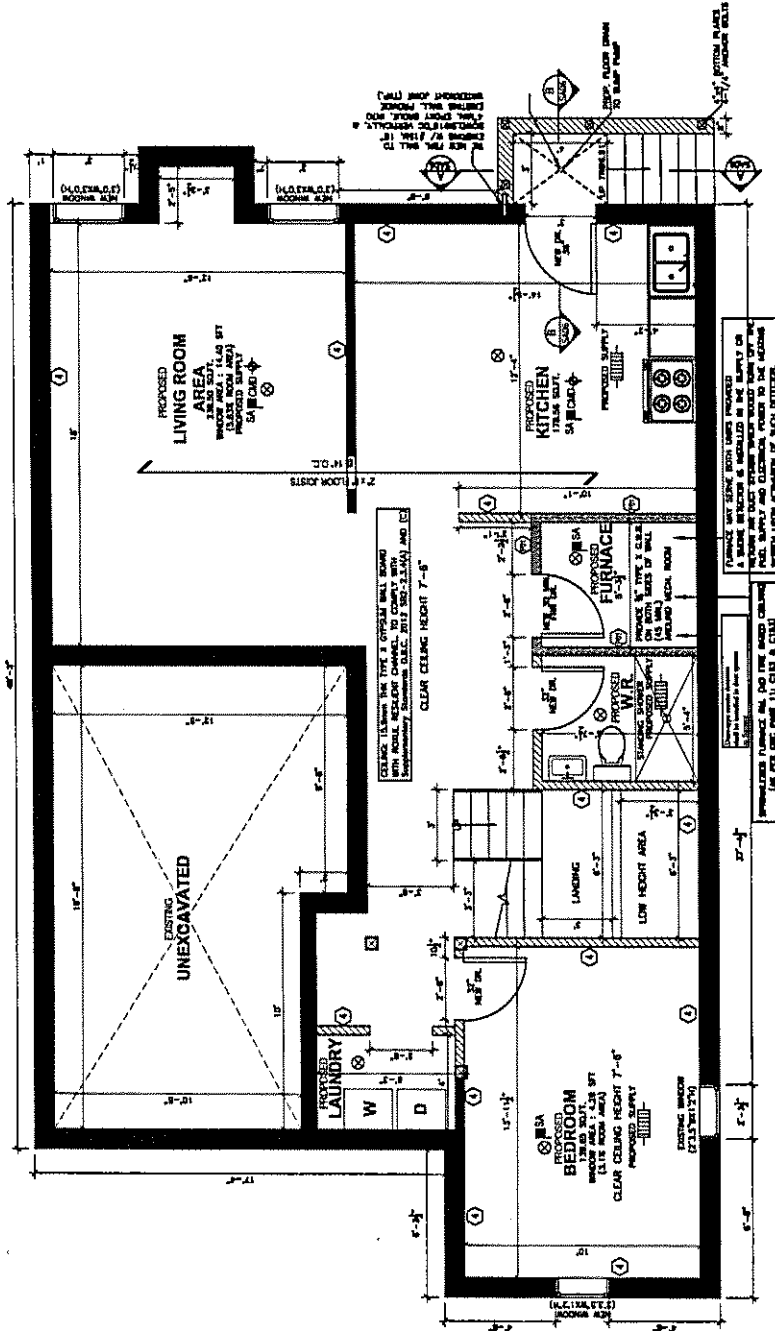
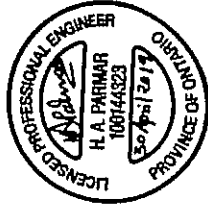
EXISTING BASEMENT PLAN

SCALE: 1/4" = 1'-0"



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|------------------|---|------------|------------------------|-------------------------------|-------|
| DATE: APRIL 2019 | PROJECT: SECOND SUITE 33 Bay Railway Ave Markham, ON L3R 2B7 | SCALE: NTS | Engineer: HETAL PARMAR | EXISTING BASEMENT FLR PLAN | SA 02 |
|------------------|---|------------|------------------------|-------------------------------|-------|





PROPOSED BASEMENT PLAN

SCALE: 3/16"=1'-0"

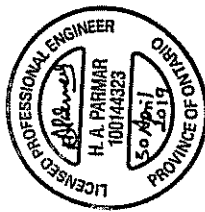
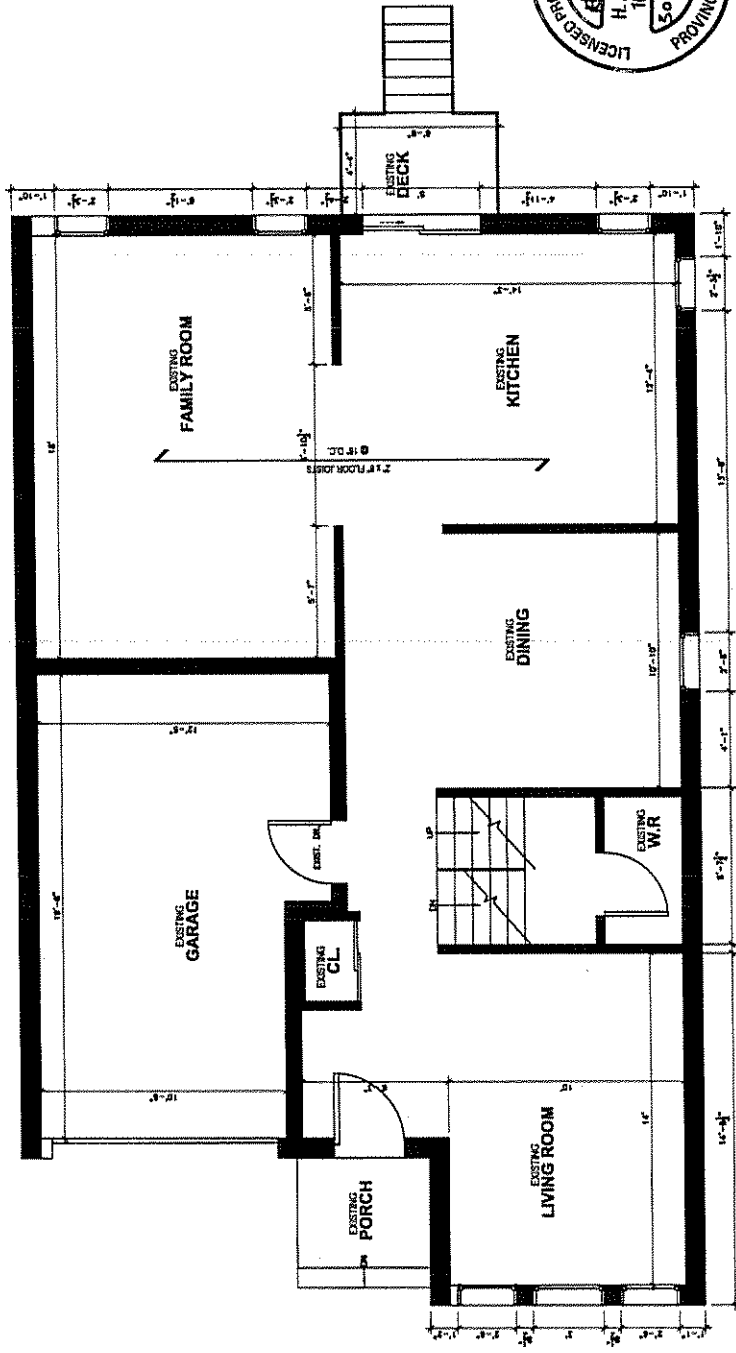
- WALL TO REMAIN

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|--|-------------------|-------------------------------|---|-----------------------------------|
| | <p>SCALE: NTS</p> | <p>Engineer: HEVAL PARMAR</p> | <p>PROJECT: SECOND SUITE 33 Bay Street, Toronto, ON M5H 2B7</p> | <p>DATE: APRIL 2019 SA 03</p> |
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GENERAL NOTES

- 1- ALL DIMENSIONS IN 5 UNITS IN FEET & INCHES
- 2- REFER TO THE REQUIREMENTS OF THE EXISTING BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF TOWN, JURISDICTION, THE LATEST VERSIONS OF SYMBASES AND CODES SHALL APPLY.
- 3- THE CONTRACTOR SHOULD VISIT THE SITE AND EXISTING FAMILIARIZED WITH ALL CHARACTERISTICS OF THE EXISTING BUILDING AND ALL UTILITIES, WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY CHANGES, ADDITIONS, OR DEVIATIONS SHALL BE APPROVED BY THE ENGINEER BEFORE PROCEEDING WITH WORK.
- 4- ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS, O. REG. 231/01 LONDON.
- 5- THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS TO BE PERFORMED IN ACCORDANCE WITH THE 2014 CODE OF STREETS AND DESIGN.

— WALL TO REMAIN



EXISTING MAIN FLOOR PLAN

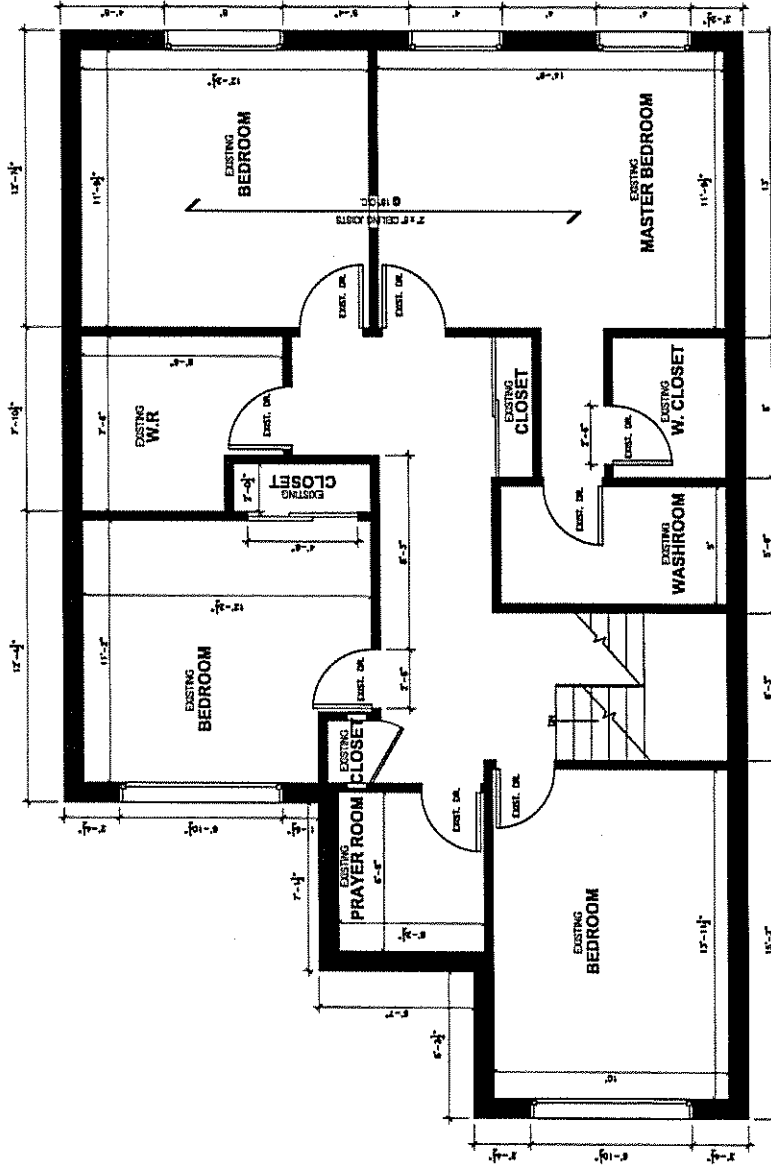
SCALE: 1/8" = 1'-0"

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|---|--------------------------------------|---|----------------------------------|
|  | SCALE: NYS Engineer: HETAL FARMAR | PROJECT: SECOND SUITE 31 Bay Ridge Avenue, Kalamazoo, ON L4E 1B7 | EXISTING MAIN FLOOR PLAN |
| | | | DATE: APRIL 2019 SA 04 |

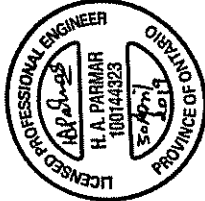
GENERAL NOTES

- 1- ALL DIMENSIONS IN 3 UNITS IN FEET & INCHES
- 2- GENERAL TO THE DIMENSIONS OF THE OFFERED DRAWING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES AND FOR OBTAINING THE LATEST VERSION OF THE APPLICABLE CODES AND REGULATIONS.
- 3- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CHARACTERISTICS OF THE EXISTING STRUCTURE AND THE SURROUNDING AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES AND FOR OBTAINING THE LATEST VERSION OF THE APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES AND FOR OBTAINING THE LATEST VERSION OF THE APPLICABLE CODES AND REGULATIONS.
- 4- ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE 2012 U.S. BUILDING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES AND REGULATIONS FOR CONSULTATION PROJECTS. O. REG. 23191 LICENSE.
- 5- THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS IS DETERMINED IN ACCORDANCE WITH THE 2012 U.S. BUILDING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES AND REGULATIONS FOR CONSULTATION PROJECTS. O. REG. 23191 LICENSE.

- WALL TO REMAIN



EXISTING SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



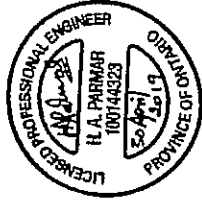
SCALE: NTS

Engineer: HETAL PARMAR

PROJECT: SECOND SUITE
33 Bay Railway Ave Markham, ON (L3R 9B7)

EXISTING 2ND FLOOR
PLAN

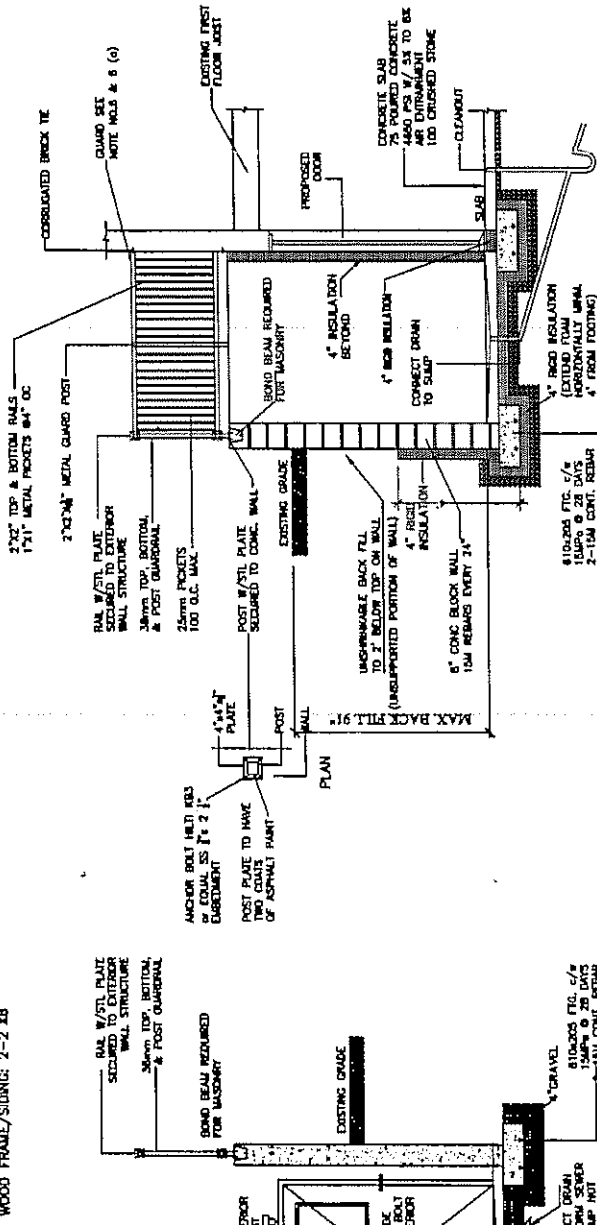
DATE: APRIL, 2019
SA 05



GENERAL NOTES

- 1. FOOTINGS**
 - 610x205mm POURED CONC. FOOTING
 - 200 RISE MAXIMUM
 - 125 MINIMUM ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
- 2. CONCRETE**
 - MINIMUM COMPRESSIVE STRENGTH OF 4550 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
- 3. EXTERIOR STAIRS**
 - 200 RISE MAXIMUM
 - 125 MINIMUM
 - 210 RUN MAXIMUM
 - 355 MAXIMUM
 - 235 TREAD MINIMUM
 - 355 MAXIMUM
- 4. INSULATION**
 - MINIMUM R8 INSULATION & VAPOUR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL
- 5. RETAINING WALL**
 - 10" POURED CONCRETE WALL
 - 154 REBARS EVERY 24"
- 6. GUARDS**
 - 1070 HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 1800; 890 FOR LESSER HEIGHTS. MAXIMUM 100 BETWEEN VERTICAL PICKETS
- 7. LABELS**
 - SOLID MASONRY: 2-3 1/2"x3 1/2"x1/4" ANGELS
 - BRICK VENEER: 1-3 1/2"x3 1/2"x1/4" + 2-2XB
 - WOOD FRAME/SIDING: 2-2"XB

6. NOTE: GUARD RAIL DESIGN MUST BE IN ACCORDANCE WITH SUPPLEMENTARY STANDARDS 58-7 OF THE ONTARIO BLDG. CODE
 7. VERTICAL RAILS & PICKETS HAVE BEEN DESIGNED IN ACCORDANCE WITH 2012 CBC SECTION 5.12.2 & NBC SECTION 5.12.2 FOR THE FOLLOWING LOADS:
 1) 113 LB (0.5 MH) HORIZONTAL UNIFORM LOAD APPLIED TO THE TOP OF THE GUARD.
 2) UNIFORM POINT LOAD APPLIED TO THE TOP OF THE GUARD.
 3. FLOORING SHALL BE DESIGNED TO RESIST THE FOLLOWING HORIZONTAL LOADS:
 1) 0.5 kN/m (34 LB/ft) OR
 2) 1.0 kN (225 LB) CONCENTRATED LOAD AT ANY POINT



PROPOSED WALKOUT SECTIONS

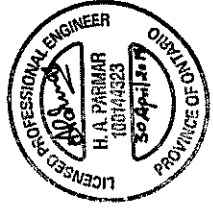
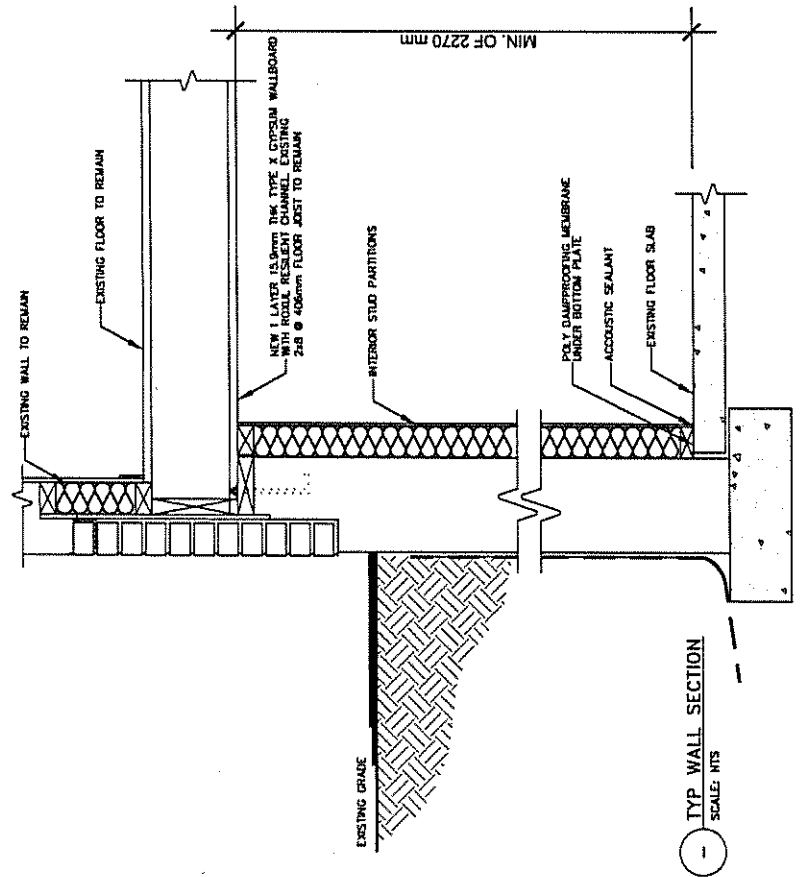
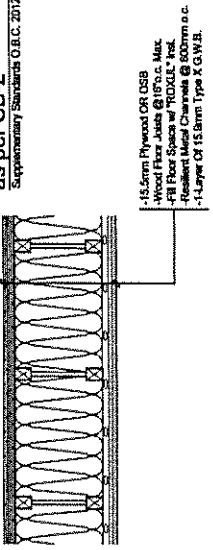
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| <p>Hetal Niraj</p> | <p>SCALE: 1/8" = 1'-0"</p> | <p>Engineer: HETAL PARMAR</p> | <p>PROJECT: SECOND BAY 35 ROY RAINEY AVE. MARKHAM ON L6E</p> | <p>PROPOSED WALKOUT SECTIONS</p> | <p>DATE: APRIL 2019 SA 06</p> |
|--------------------|----------------------------|-------------------------------|---|----------------------------------|--|

(a) as per SB-3

- INTERIOR PARTITIONS WITHIN UNITS**
ALL PARTITIONS 1 HOUR FIRE RATED
 to the O.B.C. 2012 SB-3 table 1 and number W40
- 38 X 88 mm (2 X 4) wood studs at 400 mm (16") o.c.
 - single 38 X 88 mm (2 X 4) top and bottom plates
 - 80mm (3 1/8") thick absorptive material processed from rock, slag, glass, & cellulose fibre on one side
 - 15.5mm (5/8") type "X" gypsum board on other side
 - 2 layer 15.5mm (5/8") type "X" gypsum board on resilient metal channel studs
 - 15.5mm (5/8") type "X" Gypsum board on other side

as per SB-2

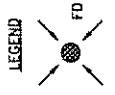
Supplementary Standards O.B.C. 2012 SB-2.3.4(A) AND (C)



DETAIL

| | | | | | |
|--|------------|------------------------|--|--------|---------------------------|
| | SCALE: NTS | Engineer: HEVAL PARMAR | PROJECT: SECOND SUITE 3189g Railway Ave Markham, ON L3R 1B7 | DETAIL | DATE: APRIL 2019 SA 07 |
|--|------------|------------------------|--|--------|---------------------------|

INSULATION VALUES UPDATED AS PER SB-12 O.B.C.



2 FOUNDATION WALLS

250mm (10") FROSTED CONCRETE BLOCK TO A MIN. OF 6" ABOVE THE APPROVED FINISHED GRADES
 WITH 20M BARS @ 24" O.C. VERTICAL ON 22"x30" CON'T CONC FOOTINGS WITH 2-15M BARS CONTINUOUS. DOWELS TO MATCH VERT. REINFC
 WITH 1" EXTRUDED DAMPROOFING ON MIN. 1/2" FINISHING (OPT. DRAINAGE LAYER)
 LATERAL SUPPORT 7/8" SILL PLAT ANCHORED WITH 1/2" DIA ANCHOR BOLTS 2' LONG MAX SET 5" INTO CONC. AT 6" O.C. MAX. MAX. HEIGHT OF BACKFILL FROM TOP OF BASEMENT SLAB NOT TO EXCEED 7'-7"
 FOUNDATION WALLS TO BE ABSOLUTELY BRACED PRIOR TO BACKFILLING. FOUNDATION WALLS TO BE ON NATURALLY UNSATURATED SOIL ASSUME ALL SOIL BEARING CAPACITY TO 75% OF BACTER WITH SUSCEPTIBLE SOIL (UNDERDRY)

4 INTERIOR STUD PARTITIONS

-BEARING PARTITIONS 3048 (2'4") @ 406mm (16") O.C. FOR 2 STOREYS AND 3048 (12') O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 3048 (2'4") @ 603mm (24") O.C. PROVIDE 3048 (2'4") BOTTOM PLATE AND 2/3048 (2'-2 1/4") TOP PLATE. 15mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD. PROVIDE 304140 (2'5 7/8") 406mm (16") O.C. STUDS/PARTS WHERE NOTED. MIN BEARING PARTITIONS 3048 (2'4") OR 381140 (2'10") @ 406mm (16") O.C.

10 ALL STAIRS/EXTERIOR STAIRS - O.B.C. 9.8.2

- MAX. RISE = 208 (7'-7/8")
- MIN. RUN = 210 (8'-1/4")
- MIN. TREAD = 235 (9'-1/4")
- MAX. NOSING = 25 (1")
- MIN. HEADROOM = 1950 (6'-5")
- RAIL @ LANDING = 900 (2'-11")
- RAIL @ STAIR = 800 (2'-8")
- MIN. STAIR WIDTH = 860 (2'-10")
- FOR CURVED STAIRS
- MIN. AVG. RUN = 150 (6')
- MIN. RUN = 200 (8')

11 FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS.

SHOULD BE O.B.C. 9.8.8.
 INTERIOR GUARDS: 900mm (2'-11") MIN.
 EXTERIOR GUARDS: 1070mm (3'-6") MIN.

13 RZINSULATION BLANKET OR BAITS WITH 2"x4" STUD WALL AND APPROVED VAPOUR BARRIER FULL HEIGHT GRADE DAMPROOF W/ BLOC. PAPER BETWEEN MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER O.B.C. 9.32.3.12

16 STUD WALL REINFORCEMENT 9.5.2.3.

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM, 840-920mm (33"-36") A.F.F. BEHIND TOILET. 850mm (33") A.F.F. ON THE WALL OPPOSITE THE ENTRANCE TO THE BATHUB OR SHOWER

WINDOWS

- 1) MINIMUM BEDROOM WINDOW - O.B.C. 9.7.1.1.3 - AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.15m² UNRESTRICTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").
- 2) WINDOW GUARDS - O.B.C. 9.7.1.6.2 - A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN FLOOR AND THE DISTANCE FROM THE FIN FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").
- 3) WINDOW OVER STAIRS & LANDINGS - O.B.C. 9.7.5.3.3 - A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900mm (2'-11") ABOVE THE SURFACE OF THE HEAD RAMP OR LANDING

LUMBER

- 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
- 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
- 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184,240 & 300mm (7 1/4" & 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. CALV. BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MCA CONNECTOR LTD. Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil. POLYETHYLENE FILM, No.50 (45lbs.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

9) TERMITES & DECAY PROTECTION IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450mm (17 3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION. STRUCTURAL WOOD ELEMENTS, SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES

STEEL

- 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
- 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.

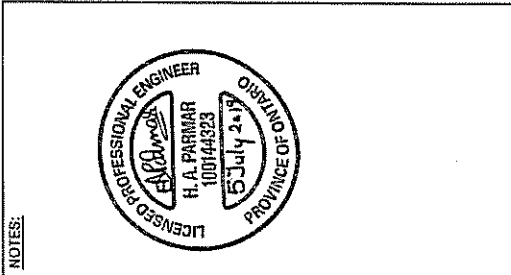


80 Hanlan Road, Unit #4
 Woodbridge, ON, L4L 3P6
 647 717 5776
Hetai Nihey Ashra Professionals Inc

PROJECT NAME:
 BUILDING PERMIT FOR BASEMENT RENOVATION PROJECT

ADDRESS:
 33 ROYRAINTY AVE,
 MARKHAM ON L6E 2B7

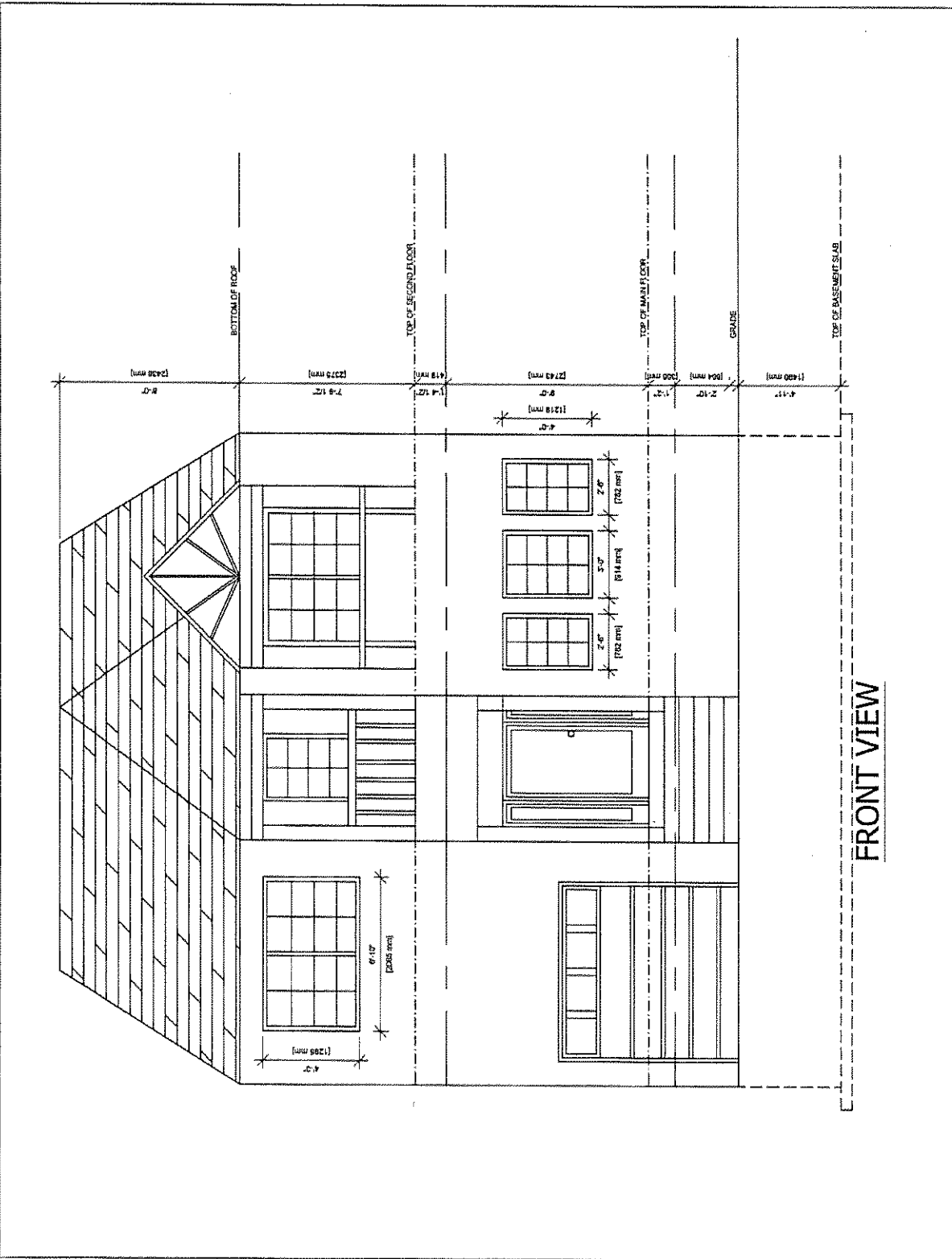
NOTES:




DWG NAME:
 FRONT VIEW OF HOUSE
DWG SCALE:

DRAWN BY: HP
CHECKED BY: HP
DATE: 06/27/2019

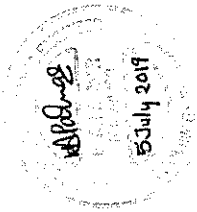
DWG. NO.:
 A-01
 SH. SIZE 11" x 17"




 80 Harlan Road, Unit #4
 Woodbridge, ON, L4L 3P6
 647 717 5776
 H. COLIN ROY, P. ENG.
 PROJECT: BUILDING PERMIT FOR BASEMENT RENOVATION

ADDRESS:
 33 ROYRAINTY AVE,
 MARKHAM ON L6E 2B7

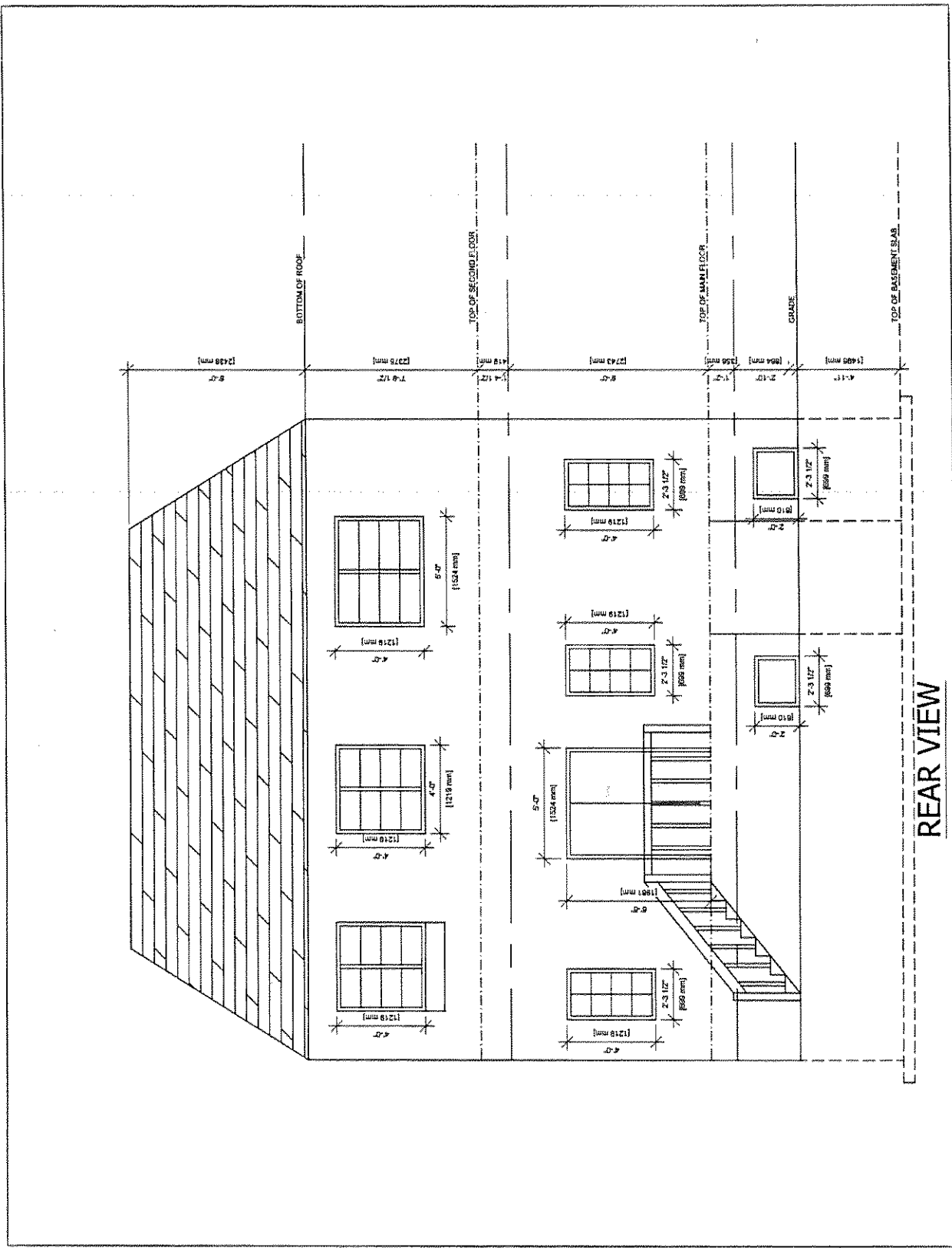
PROJECT NAME:
 BUILDING PERMIT FOR BASEMENT RENOVATION
 PROJECT


NOTES:


DWG NAME
 REAR VIEW OF HOUSE
 DWG SCALE

DRAWN BY HP
 CHECKED BY HP
 DATE 06/27/2019

DWG. NO.
A-02
 SH. SIZE 11" x 17"




 80 Hanlan Road, Unit #4
 Woodbridge, ON, L4L 3P6
 847 717 5776
 Hotel Nircoy Ashra Professionals Inc.

ADDRESS:
 33 ROYALTY AVE.
 MARKHAM ON L6E 2B7

PROJECT NAME:
 BUILDING PERMIT FOR BASEMENT RENOVATION
 PROJECT

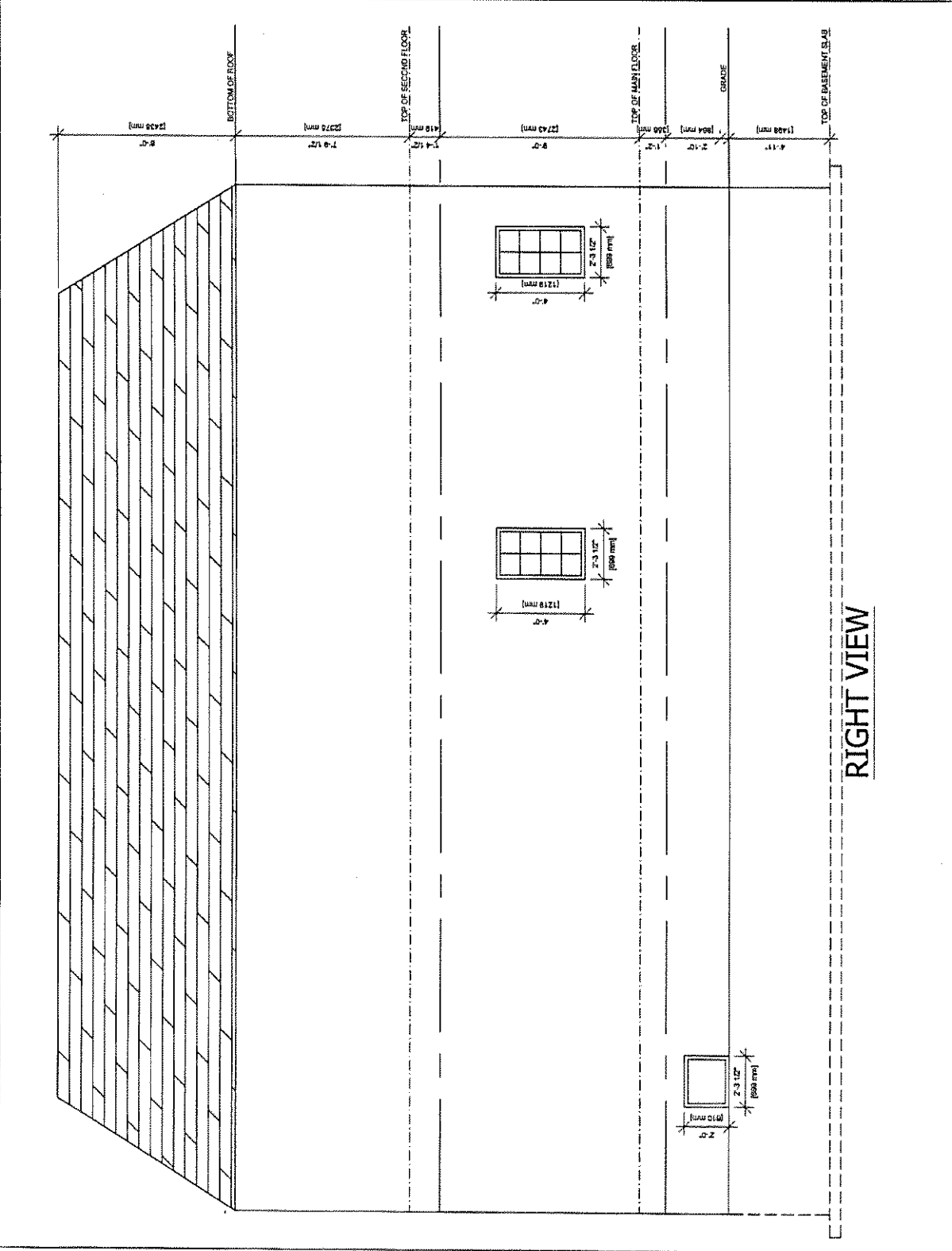
NOTES:




DWG NAME
 RIGHT VIEW OF HOUSE
 DWG SCALE

DRAWN BY: HP
 CHECKED BY: HP
 DATE: 06/27/2019

DWG. NO.
A-03
 SH. SIZE 11" x 17"

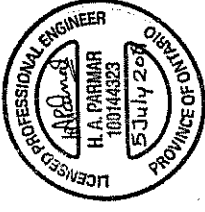



 80 Harlan Road, Unit #4
 Woodbridge, ON L4L 3R8
 647 717 5776
 Metal Nirg Ashra Professionals Inc.
 2500 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 4T7

ADDRESS:
 33 ROYRAINTY AVE.
 MARKHAM ON L6E 2B7

PROJECT NAME:
 BUILDING PERMIT FOR BAGMENT RENOVATION
 PROJECT

NOTES:



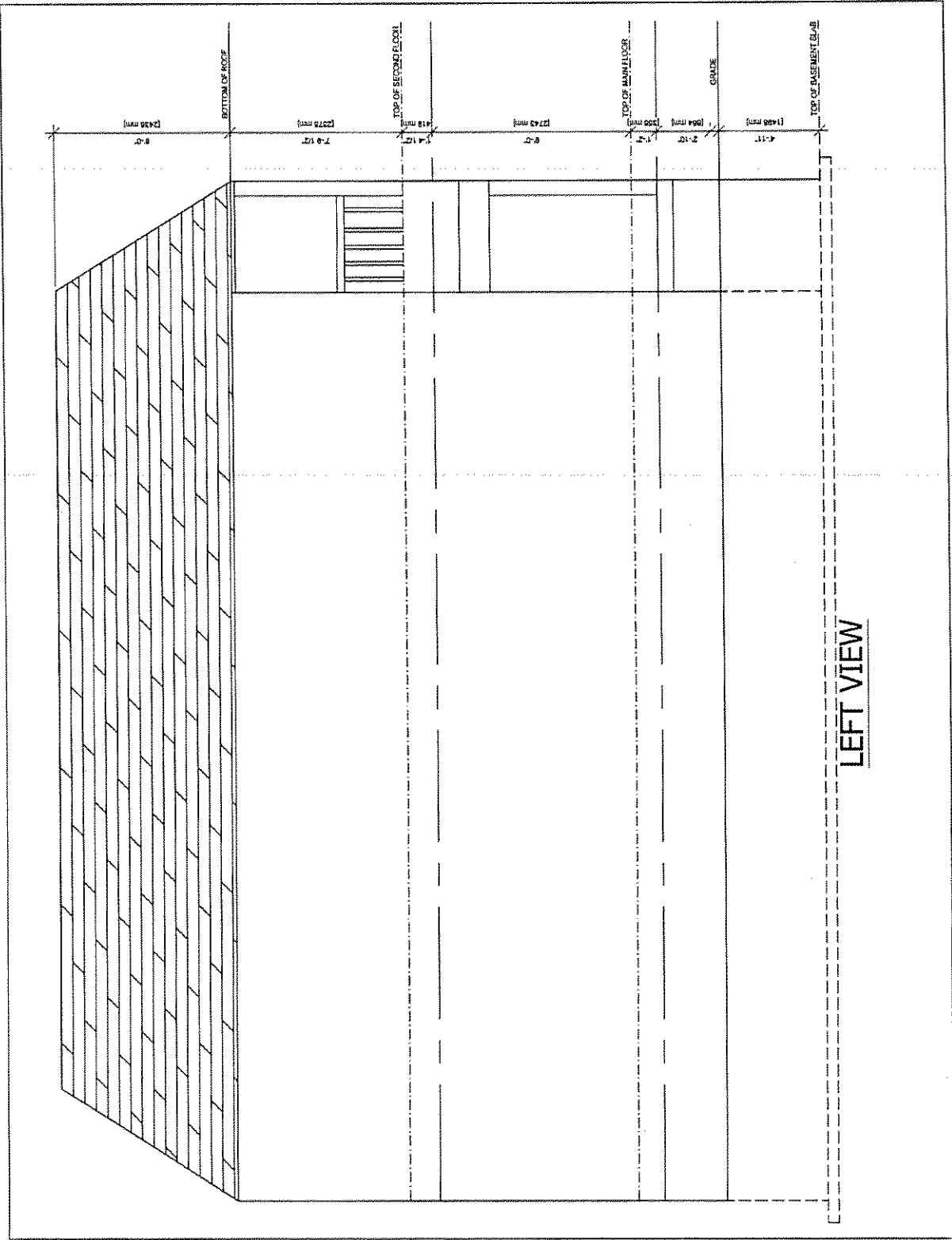
DWG NAME
 LEFT SIDE VIEW

DWG SCALE

DRAWN BY: HP
 CHECKED BY: HP
 DATE: 08/27/2019

DWG. NO.
 A-04

SH. SIZE 11" X 17"



LEFT VIEW